

2012 Macomb County NSP/HOME RFP Review/Rating Criteria

1. Consistency w/RFP & Acceptability: No Points - completeness review

a) Proposal is consistent with the RFP	Yes	No
b) Proposal describes project components.	Yes	No
c) Proposal located in an eligible community.	Yes	No
d) Proposal is eligible and meets RFP objective.	Yes	No
e) Proposal sets habitability standard.	Yes	No
f) Project meets income eligibility requirements.	Yes	No
g) Proposal clearly establishes homeownership affordability.	Yes	No
h) Proposal demonstrates affordable rent/utilities (schedules).	Yes	No
i) Developer or other partners are not debarred or suspended.	Yes	No

Any "No" answer means rejection with no further consideration. Comment as necessary:

2. Capacity: Respondent... 70 Pts. Possible

a) knows HOME, NSP, and other Federal requirements.	Yes	No
b) has a capable development and management team.	Yes	No
c) has a successful history w/similar projects to proposal.	Yes	No
d) can start project within 3 months of approval.	Yes	No
e) can draw down 50% of funds by March 10, 2013.	Yes	No
f) can complete the project by February 15, 2014.	Yes	No
g) has large amounts of unspent grant funds, but has specific plans for using them. (explain)	Yes	No

Score: ____ Comment as necessary:

3. Feasibility 45 Points Possible

a) The development pro forma shows all necessary costs.	Yes	No
b) The cost projections are reasonable and realistic.	Yes	No
c) The operational pro forma is realistic and establishes sustainability. (Affects rental proposals but is scoring-neutral-owner / renter.)	Yes	No
d) Affordability requirement acknowledged and guaranteed.	Yes	No

Score: ____ Comment as necessary:

4. Cost: 20 Points Possible

a) Cost per housing unit produced is < \$ 90,000	Yes	No
b) Cost per housing unit produced is < \$105,000	Yes	No
c) Cost per housing unit produced is < \$120,000	Yes	No
d) Cost per housing unit produced is < \$150,000	Yes	No
e) Cost per housing unit produced is ≥ \$150,000	Yes	No

Score: ____ Comment as Necessary.

5. Impact: Total # units _____, # LI units _____, # VLI units _____ 25 Points Possible
- # LI / total = _____% #VLI / total = _____%
- a) Project is 100% LI eligible, or Yes No
b) Project < 100% LI eligible but program requirements met. Yes No and
c) Project $\geq 25\% \leq 50\%$ VLI eligible, or Yes No
d) Project > 50% VLI eligible, or Yes No
e) Project > 75% VLI eligible. Yes No
- Score: _____ Comment as Necessary.

6. Match and Leverage: (Leveraged requires firm commitment) 30 Points Possible
- Proposal generates no Match Yes No.
Proposal generates < 1:4 match ratio (non-Federal to Federal). Yes No.
Proposal generates > 1.4 match ratio (non-Federal to Federal). Yes No and
Respondent's investment > 10% total development cost. Yes No
Respondent's investment > 25% total development cost. Yes No
Respondent's Investment > 35% total development cost. Yes No
Respondent's investment > 50% total development cost. Yes No
- Score: _____ Comment as necessary.

7. Project extends/completes current County affordable hsg. initiative Yes 15 Points Possible
No
- Score: _____ Provide rationale for scoring decision.

Total Score: _____ of 205 possible.

Recommendation:

Reviewed by: _____

Date: _____